

**December 30, 2004 Minutes of
Bigfork Land Use Advisory Committee**

Members Present: Tim Calaway, Chairman, Phil Hanson, Bob Keenan, Clarice Ryan and Lance Witt.

Meeting was called to order by Chairman, Tim Calaway at 4:05 p.m.

Agenda Item 1: Rocky Mountain Recreational Communities, LLC – Preliminary Plat Approval

Staff member, Johna Morrison, reported the area is zoned RC1. Tim Fox, representing the applicant, presented a preliminary plat graphic of the 49-lot subdivision, showing the enlargement of the present pond, landscaping along Holt Drive, lot divisions and other details. Mike Frazer, engineer for the project, noted these would be single-family lots, a lower density than previously planned.

Chairman Calaway opened the meeting to public comment noting that the comment policy had been changed from the former proponent, opponent, rebuttal format to an open comment period. He explained that this format had been newly incorporated at the County level.

Public Comment:

Elna Darrow asked about the possibility of another ingress/egress to the development for safer flow of traffic in the event of fire.

Arnie Brosten asked if the subdivision would be served by the Bigfork Water and Sewer District.

Tim Fox affirmed that the subdivision would be served by the Bigfork Water and Sewer District. He stated that the developers would look into providing an emergency fire exit in the pet exercise area to the east or the water fowl protection area to the south.

Lance Witt made the motion to approve the application. Clarice Ryan seconded the motion. Board discussion: Lance Witt approved of the lower density and the attractiveness of the pond areas. Clarice Ryan recommended the emergency exit be included in the final plat. Phil Hanson questioned whether the ponds would be cleaner than in the past. Fox commented that the plan included deepening the ponds and adding aerators.

Motion to approve the application was passed unanimously. This application will appear before the Flathead County Planning Board on January 19, 2005 at 6:00 p.m.

Agenda Item 2: Guy Warren Gross – Zone change from AG-40 to SAG-5

Staff member, Johna Morrison, reported the property is adjacent to Mud Lake, east of Echo Lake. The zone change conforms to the county master plan, noting that there are various zones surrounding the property, including SAG-5. Staff reported that there is one letter, from David Morris, in opposition to the zone change. The applicant was not present at the meeting. L.D.Gross, brother of the applicant, told the board that the intention of the zone change was to provide a 5-acre parcel for the applicant's son in a family transfer.

Comments from the audience included questions of the board as to whether this would set a precedent for adjoining properties and how the zone change process works. Staff and the board answered the questions, noting individual situations vary. Staff also noted that planning staff no longer offers recommendations for or against applications.

Lance Witt made the motion to approve the application. Bob Keenan seconded the motion. The motion was passed unanimously. This application will appear before the Flathead County Planning Board on January 19, 2005 at 6:00 p.m.

New Business:

Bob Keenan moved that the minutes be approved. Phil Hanson seconded the motion. Mike Frazier notified the committee that Mill Creek would present their PUD proposal at the January 2005 meeting.

Old Business:

Bob Keenan commented on his concerns that the survey being drafted by the sub-committee is intended to be sent to property owners/voters outside Flathead County. Tim Calaway asserted that only survey results from Flathead County respondents would be considered for planning purposes. Committee members and staff made suggestions to sub-committee members, Elna Darrow and John Bourquin, that would help define those survey results from outside the borders of Flathead County. Discussion included suggestions of providing a single sheet for answers to survey questions, and where the survey would be mailed and results compiled.

Meeting was adjourned at 5:00 p.m.

Susan Hanson, Secretary